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Progress in the construction of new office facilities at the Economic Commission for Africa in Addis Ababa, and update on the renovation of conference facilities, including Africa Hall

Report of the Advisory Committee on Administrative and Budgetary Questions

I. Introduction

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on progress in the construction of the new office facilities at the Economic Commission for Africa in Addis Ababa, and update on the renovation of conference facilities, including Africa Hall (A/71/370). During its consideration of the report, the Committee met with the representatives of the Secretary-General, who provided additional information and clarification, concluding with written responses received on 6 October 2016.

2. In his report, pursuant to section IX of General Assembly resolution 70/248 A, the Secretary-General provides an update on the completion of the new office facilities at the Economic Commission for Africa (ECA) in Addis Ababa and the related ancillary projects. The Secretary-General also provides an update on the renovation of Africa Hall, including an update on the business case for the visitors' centre, as well as information on the occupancy and renovation of the United Nations Conference Centre at Addis Ababa.

II. Update on the construction of new office facilities and ancillary works

New office facilities

3. The Secretary-General indicates in his report that the construction of the new office facilities was substantially completed on 19 June 2014, and the premises were

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fully occupied and operational by August 2014. This was followed by a one-year defects liability period, during which the contractor was obligated to correct items agreed to be executed after occupancy, as well as any defects detected thereafter (see A/71/370, para. 7).

4. The Advisory Committee recalls that the Secretary-General, in a previous progress report, indicated that a total of 5 per cent of the agreed contract cost would be retained during the defects liability period of one year, during which the contractor could finalize minor outstanding defects (see A/69/359, para. 37, and A/69/415, para. 4). The Committee further recalls that the Secretary-General indicated in a subsequent progress report that the contractor had not fulfilled its contractual obligation to correct the defects, as identified and notified by ECA, within the defects liability period (see A/70/363, para. 11, and A/70/7/Add.21, para. 5). The Secretary-General noted that the contractor cited financial difficulties arising from the decision of ECA to withhold an amount of $468,370 (representing 5 per cent of the agreed contract) as the cause of its inability to correct the defects (see A/71/370, para. 8).

5. The Advisory Committee further recalls that in 2015 ECA commissioned an independent assessment to provide an impartial opinion and verification of the work executed by the contractor and to determine if the contractor had fulfilled the terms and specifications of the contract (see A/70/7/Add.21, para. 5). In his current report, the Secretary-General indicates that the assessment report, which was submitted in January 2016, concluded that there had not been any breach of contract on the part of either the contractor or the consultant design firm and recommended that ECA proceed and complete the contract. The amount of $468,370 would be paid upon completion of the final list of corrective actions, which is now scheduled for the first quarter of 2017 (see A/71/370, paras. 10 and 23). The Committee was informed, upon enquiry, that as at 30 September 2016, corrective measures, valued at $89,500, still remained to be implemented and that the value of the unimplemented corrective measures at the completion date, if any, would be deducted from the final payment. The Committee was also informed, upon enquiry, that the cost of the independent assessment, which amounted to $194,160, had been funded from ECA administrative resources. **The Committee reiterates its recommendation that the General Assembly request the Secretary-General to ensure that the remaining works are fully completed within the newly defined timeline to avoid any further delay or cost (see A/70/7/Add.21, para. 5).**

Ancillary works

6. The Advisory Committee recalls that the Secretary-General, in his previous progress report, indicated that the major outstanding ancillary project as of June 2014 was the work related to an internal access road and a parking facility, and that, after two failed procurement exercises, ECA had engaged the Addis Ababa Road Authority in May 2015 to ensure the completion of the work in time for the third International Conference on Financing for Development, held on ECA premises in July 2015 (see A/70/363, paras. 14 and 15, and A/70/7/Add.21, para. 7).

7. In its previous report, the Advisory Committee recommended that the General Assembly request the Secretary-General to entrust the Office of Internal Oversight Services with examining whether the Financial Regulations and Rules and

established procurement policies and procedures had been complied with (see A/70/7/Add.21, para. 8). Subsequently, the General Assembly, in section IX, paragraph 18, of its resolution 70/248 A, emphasized the need for the Office of Internal Oversight Services to continue to provide oversight of the construction projects at ECA. In this context, the Office of Internal Oversight Services conducted an audit of the management of construction activities and related processes at ECA. The audit report, which was issued in August 2016, assessed the ECA governance, risk management and control processes as partially satisfactory and made recommendations thereon.[1]

8. With regard to the construction works for the internal access roads and parking facility, the Office of Internal Oversight Services determined, in its audit report, that the Financial Regulations and Rules on procurement should have been applied to the agreement between ECA and the Addis Ababa Road Authority. In addition, the Office determined that ECA should have sought the approval of the Assistant Secretary-General for Central Support Services before entering into an agreement with the Addis Ababa Road Authority. It therefore recommended that ECA seek ex post facto review by the Assistant Secretary-General of the agreement and issue a memo reminding all staff members involved in the procurement process to act within their delegated authority. Both recommendations were accepted.

9. In this connection, both the audit report and the current progress report indicate that the Headquarters Committee on Contracts reviewed the ex post facto case related to the internal access road and the parking facility at its meeting on 13 July 2016 and that the minutes of the meeting were approved by the Assistant Secretary-General on 19 July 2016. In accordance with the Procurement Manual, any significant amendment or modification of a contract previously reviewed by the Headquarters Committee on Contracts requires a recommendation by the Committee and approval by the Assistant Secretary-General. **The Advisory Committee reiterates that the Financial Regulations and Rules and all procurement policies and procedures of the Organization should be strictly adhered to, and that the recurrence of such instances should be prevented (A/70/7/Add.21, para. 8). Furthermore, the Committee considers that accountability measures should be in place and applied.**

III. Update on the Africa Hall renovation project

10. In section IX of its resolution 70/248 A, the General Assembly approved the project scope, schedule and maximum overall cost of $56.9 million for the Africa Hall renovation project, including an appropriation of $13,438,600 under the programme budget for 2016-2017.

Project schedule

11. The Secretary-General, in his previous progress report, indicated that the Africa Hall renovation project was to have five stages: preparation (stage 1), design (stage 2), pre-construction (stage 3), construction (stage 4) and project close-out

[1] See Office of Internal Oversight Services report No. 2016/086 (available from oios.un.org).

(stage 5). The first two stages had been completed and the third one initiated (see A/70/363, para. 33).

12. In his current progress report, the Secretary-General indicates that in December 2015, the Headquarters Committee on Contracts recommended approval of the re-engagement of the lead consultant (who had developed stages 1 and 2) to carry out the design and supervision services needed for stages 3, 4 and 5. Following approval by the Assistant Secretary-General for Central Support Services, ECA, in coordination with the Procurement Division and the Office of Legal Affairs, negotiated the contractual details, and the implementation of stage 3 (pre-construction) started in May 2016. In August 2016, a formal expression of interest was issued for stage 4 (construction); the final selection of eligible bidders for stage 4 is forecast to take place by the end of 2016 (see A/71/370, paras. 43 and 48).

13. The Secretary-General also indicates that contract negotiations for the design and supervision services required for stages 3 to 5 of the project took longer than anticipated. In response to this delay, the Secretary-General is proposing to split the construction phase into two parts: one for early work entailing relocation of existing commercial tenants and demolition work, and the other for the main construction work. The Secretary-General further indicates that these measures would allow for an overlapping of stages 3 and 4 and would shorten the procurement process for the early work, enabling construction (stage 4) to start as planned in late 2017, with no effect on the scheduled project completion in 2021 (ibid., para. 69). Upon enquiry, the Advisory Committee was informed that the slippage in the project schedule due to delays in contract negotiations amounted to less than three months. Project completion is now scheduled for the end of 2021 (ibid., figure). **The Committee continues to underline the importance of lessons learned from other construction projects and reiterates that keeping the Africa Hall renovation project on schedule is critical for avoiding any potential cost overruns (see A/69/415, para. 25, and A/70/7/Add.21, para. 27).**

Revised cost plan

14. As a result of the splitting of the construction phase into two parts, the Secretary-General proposes a revised cost plan for 2016-2017 comprising a lower amount of expenditure than initially approved ($6,250,700 compared with $13,438,600) (see A/71/370, table 4). The Secretary-General indicates that, because of the above-mentioned delays in the contractual negotiations with the lead consultant, some construction costs for stage 3 (pre-construction), amounting to $5,109,700, are proposed to be postponed to the 2018-2021 period.

15. The Secretary-General also proposes the following reductions:

(a) A reduction of $1,227, 200 in the contingency provision owing to reduced pre-construction activities in 2017 (see A/71/370, para. 75, and para. 22 below);

(b) A reduction of $713,000 in escalation costs, reflecting a better understanding of the costs for the pre-construction phase, and a reduction of $315,500 in the costs for design and supervision services, as the negotiations with the lead consultant have led to a reduced contract amount (see A/71/370, para. 75, and para. 20 below);

(c) A reduction of $71,600 in staff costs owing to the delay in the recruitment of the management project team (see A/71/370, para. 75).

16. The Advisory Committee recalls that the General Assembly, in its resolution 69/262, approved the establishment of two temporary positions (1 P-5 and 1 Local level) effective 1 July 2015 and, in its resolution 70/248 A, the establishment of six temporary positions (1 P-4, 3 National Professional Officer and 2 Local level) related to the project management team and one temporary position (P-3) for project support, effective 1 July 2016 (see A/70/7/Add.21, para. 37). The Secretary-General indicated in his previous report that the recruitment processes for the two initially approved positions of Project Manager (P-5) and Administrative Assistant (Local level) had been delayed (see A/70/363, para. 53). In his current report, the Secretary-General indicates that these two positions were filled in March 2016 and that recruitment has been completed for the positions of Procurement Officer (P-3), Supervisor (National Professional Officer), Clerk of Works (National Professional Officer) and Logistics Assistant (Local level). Recruitment is ongoing for the remaining members of the team: a Project Architect/Engineer (P-4), a Supervisor (National Professional Officer) and a Finance Assistant (Local level) (see A/71/370, para. 58). **The Committee expects that the remaining recruitment will be completed without further delay to enable timely support to the project.**

17. The Secretary-General also proposes increases for 2016-2017, including a provision of $60,000 for specialist consultancy services and $90,000 for independent risk management services (ibid., para. 75). The General Assembly, in its resolutions 69/262 and 70/248 A, requested the Secretary-General to take appropriate measures to mitigate potential risks and to monitor closely the Africa Hall renovation project in order to avoid any further delay.[2]

18. The Secretary-General indicates in his current report that the risk management firm, which will report directly to the Office for Central Support Services, will be responsible for developing the overall risk management strategy. To that end, the firm will, on a regular basis, provide independent assessment of the intended project actions and facilitate risk management and assurance expertise for the project. The firm will complement the work of the project management team by facilitating the team's risk identification and assessment activities and developing mitigation strategies. In addition, the risk management firm will provide opinions and advice to the Executive Secretary of ECA. The hiring process for the firm is scheduled to be carried out by the Office of Central Support Services between late 2016 and early 2017 (ibid., paras. 63-66). **The Committee expects that the hiring process for the risk management firm will be carried out promptly and trusts that the risk management firm, through its reporting line, will help the Office of Central Support Services to be actively involved in overseeing the proposed project at ECA (see A/70/7/Add.21, paras. 35 and 45).**

Escalation and contingencies

19. Annex III to the report of the Secretary-General contains a table showing the entire project cost plan, by year, through its scheduled completion in 2021, including

[2] In its audit report, the Office of Internal Oversight Services recommended that ECA, in conjunction with the Office for Central Support Services, develop a risk management framework.

a contingency provision amounting to $8,598,400 and escalation costs totalling $5,906,400, reflecting a decrease in pre-construction escalation costs. In the previous report of the Secretary-General, the contingency provision was estimated at $8,736,900 and the escalation costs at $6,086,900 (see A/70/363, table 1).

20. Upon enquiry, the Advisory Committee was informed that, since construction was expected to start in the last quarter of 2017,[3] the forecast period had been shortened and the estimated escalation rates lowered from a fixed rate of 4 per cent to 2.5 per cent until 2018, 3.5 per cent in 2019 and 2020, and 4 per cent in 2021. The Committee was also informed that the actual construction escalation costs in Ethiopia in 2016 were estimated at between 0.5 per cent and 1 per cent.

21. With regard to the contingency provision, the Advisory Committee recalls that it covers unpredictable changes in project costs due to such factors as unforeseen field conditions, changes in owner requirements (but not scope changes) and design errors and oversights. The contingency for the Africa Hall renovation project was estimated at a fixed rate of 20 per cent of the construction costs (see A/70/7/Add.21, para. 50). In its resolution 70/248 A, the General Assembly underlined that the estimation of project contingencies should be based on the identification of risks associated with the different phases of the project and requested that the estimated contingencies be separated from the base project cost. It also recalled that all remaining unused contingency funds should be returned to Member States at the conclusion of the project.

22. The Secretary-General indicates that ECA, with the support of the lead consultant, has started to refine the contingency estimate by breaking it down and linking it to a risk assessment and that a complete quantitative analysis linking the actual contingency funding requirements with the assessed risks will be performed once the independent risk management firm is brought on board in early 2017 (see A/71/370, para. 72). **The Advisory Committee expects that the new methodology to estimate the contingency provision will be implemented rapidly and trusts that information on the updated estimated contingency will be included in the next progress report of the Secretary-General.**

Project governance

23. In his current report, the Secretary-General indicates that, since his previous report, progress has been made regarding project governance, including with regard to:

(a) The finalization of the terms of reference for the Stakeholders Committee, the purpose of which is to assist the Executive Secretary of ECA in his role as the project owner responsible for high-level decision-making and proactively managing the project, as well as providing user input and assurance in the design and delivery of project products (ibid., paras. 52 (a) and 54);

(b) The definition of the draft terms of references for the Advisory Board, the role of which is to support the Executive Secretary and the Stakeholders

[3] Stage 4 (construction) of the project was initially scheduled to start on 1 January 2017 (see A/69/359, figure II). Subsequently, the Secretary-General indicated that the starting date of stage 4 had been rescheduled to the last quarter of 2017 (see A/70/363, figure II).

Committee in ensuring a timely delivery of the expected organizational and project-specific objectives, as well as eliciting and managing the expectations of external stakeholders (ibid., para. 52 (b)). The Board will provide non-binding strategic advice to the Executive Secretary in his role as project owner, including independent and impartial knowledge, understanding and strategic thinking for the project, and will effectively coordinate and respond to interest expressed by Member States (ibid., para. 52 (b)). In its resolution 70/248 A, the General Assembly encouraged the Secretary-General to establish a Board that is independent and impartial with its membership reflecting a wide geographical representation, while ensuring the required expertise. In his current report, the Secretary-General indicates that the Executive Secretary contacted Member States to solicit their interest in the constitution of the Board (ibid., para. 55).

24. **The Advisory Committee encourages the Secretary-General to expedite his efforts to establish the Stakeholders Committee and the Advisory Board rapidly, in order to strengthen the governance for the proposed Africa Hall renovation project.**

Voluntary contributions

25. The Secretary-General indicates that the Government of Mali contributed $52,192 to the Africa Hall renovation project in July 2016 (ibid., para. 50). Upon enquiry, the Advisory Committee was informed that ECA had adopted a three-tiered strategy to solicit voluntary contributions. The first tier was initiated in October 2015 and consists of giving the host country, African Member States and the African Union the first opportunity to show ownership of the project. The second tier, debuted in December 2015, aims at mobilizing the remainder of the United Nations Member States to consider favourably the request of the General Assembly to provide voluntary support. The third tier will target private entities that may wish to be associated with the project through voluntary support. **The Committee notes with appreciation the voluntary contributions of the Government of Mali and the host country (see paras. 31 and 35) and encourages the Secretary-General to seek additional voluntary contributions.**

Staffing

26. The Secretary-General proposes the creation of the temporary position of Project Coordinator (P-4), to be hired from 1 January 2017 until completion of the project, the cost of which is to be shared equally with the Economic and Social Commission for Asia and the Pacific (ESCAP) seismic mitigation project. The cost of the temporary position is estimated at $62,500 for each project in 2017 (ibid., para. 75 (f)). This position would be based in the Office of Central Support Services at Headquarters and would support the Chief, Overseas Properties Management Unit. As regards ECA, the incumbent of the position would provide day-to-day oversight, guidance and technical support to the Africa Hall project manager, under the guidance of the Chief of the Unit and would focus on contract management of the independent risk management firm, which would report directly to the Management Unit in order to ensure that the firm carries out an independent and external review, while complementing the work of the dedicated project management team and facilitating the team's risk identification and assessment activities, including the development of mitigation strategies (ibid., para. 60). The

other 50 per cent of the position would be funded from the ESCAP seismic mitigation project, which the incumbent would also support, as explained in the report of the Secretary-General on that project (see A/71/333 and Corr.1, annex III, para. (k)). The Advisory Committee was informed that the services of the Project Coordinator could also be utilized to help to coordinate potential additional future projects.[4] The Committee's observations and recommendations on the Project Coordinator position in respect to the ESCAP seismic project are contained in its related report (see A/71/570, para. 33).

27. In its previous reports, the Advisory Committee considered that the Office of Central Support Services in New York should be actively involved in overseeing the project at ECA to ensure the central supervision of capital projects, including risk management, and alignment with lessons learned (see A/70/7/Add.21, para. 35). **The Committee considers that a Project Coordinator located at Headquarters could play an important role in this matter and therefore recommends approval of the position of Project Coordinator (P-4). The Committee also considers that, in his next report, the Secretary-General should explain the impact on the cost-sharing arrangement in the event that one project is completed before the other.**

28. The Secretary-General also proposes the creation of six Security Officer temporary positions (Local level), from the starting date of the construction work until completion of the project. The cost associated with those positions is estimated at $37,600 in 2017 (see A/71/370, para. 75 (h)). The Secretary-General indicates that construction work, scheduled to commence in late 2017, will require a separation of the construction area from the main campus, which will have to be secured and protected, including controlled access for a large number of workers on a daily basis. The requested Security Officer positions would be needed in order to provide security, protection and controlled access to the construction site (ibid., para. 61).

29. The Advisory Committee recalls that, in his previous report, the Secretary-General had made a request for the establishment of the six positions of Security Officers (Local level). In that report, the Secretary-General also indicated that those positions would be needed to control activities at the construction site for the duration of the construction and that the incumbents would report to the Chief of the Safety and Security Section or his or her designate (see A/70/363 and Corr.1, para. 57 and annex IV). **The Committee recommends approval of the six Security Officer positions (Local level).**

Visitors' centre

30. In compliance with resolution 70/248 A, the Secretary-General presents an updated business case for the visitors' centre (see A/71/370, paras. 28-39). The Advisory Committee appreciates the efforts made to improve clarity in this updated business case. Its main features are the following:

[4] The potential future projects indicated by the Secretary-General are the following: (a) ECA, old office building, estimated cost of $13.7 million; (b) United Nations Office at Nairobi, blocks A-J, estimated cost of $44.1 million; (c) United Nations Office at Nairobi, site infrastructure, estimated cost of $18.8 million; (d) Economic Commission for Latin America and the Caribbean, North Building, estimated cost of $7.1 million; and (e) ECA, cafeteria and library, estimated cost of $12.5 million.

(a) The start-up costs are estimated at $50,000 and the annual operating expenses at $60,200. The Advisory Committee noted that this estimate did not include maintenance and utility costs and was informed, upon enquiry, that as the visitors' centre would use existing spaces within the Africa Hall, those costs were already included in the maintenance and utility costs of the entire building;

(b) One public information assistant (Local level) at an annual cost of $27,700, and one tour guide, individual contractor, at an annual cost of $5,000, would be needed to run the guided tours during the first biennium (ibid., table 2);

(c) The updated business case projects the number of visitors at 10,400 per year, which is significantly lower than the number projected in the previous report of the Secretary-General (73,000 visitors per year). The Advisory Committee was informed, upon enquiry, that the projected annual number of visitors comprised 4,000 international visitors and 6,400 national visitors. In its previous report, the Committee had considered that the then initial projections for the number of visitors might have been conservative, and had encouraged ECA to increase the number of visitors, including through promotional and other activities (see A/70/7/Add.21, para. 19). **The Committee is not convinced that the projected number of visitors to the Africa Hall is accurate and trusts that the Secretary-General will refine his calculation** (see also subpara. (d) below);

(d) In terms of promotional activities, the Advisory Committee was informed, upon enquiry, that, over the past year, ECA has intensified its engagement with the Government of Ethiopia, including the Ministry of Foreign Affairs, the Ministry of Education and the Tourism Organization, on how to better support the visitors' centre and the Africa Hall renovation project. ECA had also sent a staff member on mission to the visitors' centres in Geneva and Nairobi to learn from them and identify best practices and potential challenges that may be expected during the first few years of operation. **The Committee encourages ECA to renew its efforts to increase the number of visitors through promotional and outreach activities;**

(e) The updated business case now projects that the annual gross revenue generated by visitors' admission fees will amount to $82,560, compared to the estimated $72,000 to $100,000 in the previous iteration of the business case (ibid., para. 20, and A/71/370, table 1).[5] The Secretary-General indicates that additional revenues may be generated by special fees for speakers' sessions and art exhibitions to be held in the visitors' centre, even though the business case does not specify any revenue amount in that regard (see A/71/370, para. 36). **The Advisory Committee encourages the Secretary-General to include detailed information on the different sources of revenue in his next report.**

31. In his current report, the Secretary-General indicates that discussions have been initiated with the host country regarding a possible voluntary contribution for the additional land needed for a visitors' parking lot (ibid., paras. 49 and 67). Upon enquiry, the Advisory Committee was informed that a formal request for the release

[5] The Advisory Committee was informed, upon enquiry, that the figures contained in table 1 of the report of the Secretary-General (A/71/370) regarding the admission fees to the visitors' centre should read as follows: $3 (international private primary and high schools and universities); $2 (senior citizens, public schools and disabled people); and $10 (international tourists and international students).

of the land had been issued in the form of a note verbale in September 2016 and that the Ministry of Foreign Affairs of Ethiopia had pledged to engage the Addis Ababa city authorities in that matter.

IV. Occupancy and renovation of the Conference Centre

Occupancy

32. The Secretary-General indicates in his report that the utilization rate of the ECA Conference Centre has increased steadily over the last few years, from 67 per cent in 2012 to 90 per cent during the first six months of 2016. The Secretary-General also indicates that, in response to General Assembly resolution 70/9 (paras. 25 and 26), a closer partnership with the African Union Commission and United Nations agencies based in Addis Ababa, as well as proactive marketing initiatives targeting local and international organizations, have resulted in the above-mentioned gain in the utilization of the Conference Centre (see A/71/370, paras. 77 and 78).

33. The Advisory Committee was informed, upon enquiry, that the utilization rate of the Conference Centre at ECA was based on 208 working days per annum, taking into consideration weekends, United Nations official holidays, additional specific holidays observed in Ethiopia and low seasons for conferencing. The Committee was also informed, in the context of its review of the report of the Secretary-General on the pattern of conferences (see A/71/116), that the utilization rate for Geneva, Nairobi and New York were calculated on the basis of 251 annual working days per year. The Committee was further informed that the Secretariat was developing a utilization methodology that would be applicable to all four duty stations.

34. The Advisory Committee recalls its past requests for information on utilization factors based on actual occupancy against existing full capacity for all Secretariat conference facilities (see A/70/432, paras. 4 and 5, and A/69/527, para. 5). **The Committee trusts that the calculation method to be used for the new utilization methodology will be based on the same number of annual working days in each duty station, so as to ensure reliable and comparable statistics for all duty stations.** The Committee's observations and recommendations with respect to the utilization rate of conference centres are contained in its report on pattern of conferences (see A/71/549, para. 5).

Renovation

35. With regard to the Conference Centre roof renovation, the Secretary-General indicates that, following the completion of the design and consulting phase at the end of 2015, a contractor was awarded the contract for the final phase of the project (the remaining 7,562 m^2). The work is scheduled to be completed by 31 December 2016 (see A/71/370, para. 79). The Secretary-General also indicates that, to address the needs of persons with disabilities, the redesign of the podiums is also scheduled to be completed by the end of 2016. The installation work, including carpeting and electrical, audiovisual, information technology and architectural features, is scheduled to be completed in the first quarter of 2017 (ibid., para. 80). Upon enquiry, the Advisory Committee was informed that the host country had

contributed in kind to that project, in the form of audio and video systems, for an amount of $408,935. **The Committee trusts that the renovation work will be finished on time.**

V. Conclusion

36. The actions to be taken by the General Assembly are listed under paragraph 83 of the report of the Secretary-General (A/71/370).

37. **Subject to its comments and recommendations above, the Advisory Committee recommends that the General Assembly:**

(a) **Take note of the progress made since the issuance of the previous progress report;**

(b) **Take note of the governance structure of the project for the renovation of Africa Hall;**

(c) **Take note of the revised cost plan for the Africa Hall renovation project;**

(d) **Take note of the updated business case for the visitors' centre, and invite the Secretary-General to include funding requirements of the visitors' centre under income section 3, Services to the public, in the proposed programme budget for the biennium 2020-2021;**

(e) **Approve the establishment of six Security Officer positions (Local level), effective October 2017, under section 34, Safety and security, of the programme budget for the biennium 2016-2017;**

(f) **Approve the proposed establishment of the Project Coordinator (P-4), for which approval has been sought in the context of the seismic mitigation retrofit and life-cycle replacements project at the Economic and Social Commission for Asia and the Pacific (ESCAP), and the joint funding of that position within the approved maximum overall project costs of the Africa Hall renovation project and the proposed ESCAP seismic mitigation project cost.**